

**AP MORGAN**



**Morrow Way, Wollaston, Stourbridge**  
Asking Price £395,000



**Features:**

- Spacious four bedroom detached
- NHBC warranty
- Desirable area
- Contemporary interiors throughout
- Home office/ Gym
- Ensuite Shower Room
- Driveway for multiple vehicles
- Council Tax Band - E

**Description:**

Introducing this beautifully presented four bedroom detached home within a desirable new build estate in Wollaston. With ensuite shower room, home office/gym and contemporary interiors throughout.

Inside the layout comprises of an entrance hall, WC, fitted kitchen/diner with integrated dishwasher, utility room, lounge with French doors out to the rear and electric fireplace with marble surround. Upstairs are four generously sized bedrooms, the master featuring ensuite shower with double shower cubical, completing the upstairs is a family bathroom with shower over bath.

Outside to the side of the property is a driveway with parking for multiple vehicles as well as access to the garden.

To the rear is a low maintenance garden and a home office/ gym space.

Situated with easy access to bus routes and local amenities at Amblecote high street. 1.8 miles from Stourbridge town centre for shops, restaurants and supermarkets.



**Details:**

**Entrance Hall**

**WC**

**Kitchen/ Diner** 19'7" x 11'9" (5.97m x 3.58m)

**Utility Room** 4'11" x 6'6" (1.5m x 1.98m)

**Lounge** 19'8" x 11'3" (6m x 3.43m)

**Office/ Gym** 17'1" x 7'8" (5.2m x 2.34m)

**First Floor Landing**

**Master Bedroom** 11'2" x 11'8" (3.4m x 3.56m)

**Ensuite Shower Room** 5' x 6'6" (1.52m x 1.98m)

**Bedroom Two** 9'8" x 12' (2.95m x 3.66m)

**Bedroom Three** 9'9" x 10'1" (max) (2.97m x 3.07m (max))

**Bedroom Four** 8'4" x 10'1" (max) (2.54m x 3.07m (max))

**Bathroom** 6'3" x 6'9" (1.9m x 2.06m)



**EPC Rating:** B

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

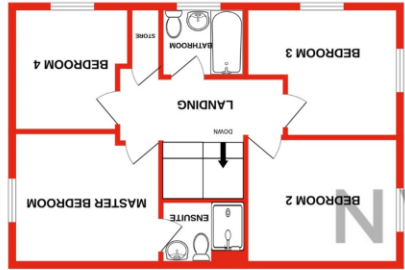
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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